



## 844-846 Sydney Rd, Coburg North

### PROMINENT COBURG NORTH DEVELOPMENT SITE

NSL Property Group and Colliers are pleased to offer 844-846 Sydney Road, Coburg North For sale.

The site is located within the strategic commercial and residential precinct of Coburg North and is promoted by accessibility to nearby public transport & road networks, retail and bulky goods district and an abundance of local parks and schools.

The property comprises a vacant motel and rooming facility, providing an excellent foundation and functionality for potential occupiers.

Key features of this development opportunity are highlighted below:

- Large land holding of 2,787m<sup>2</sup>\* with three street frontages totaling 70m\* plus
- Mixed-Use (MUZ) & General Residential (GRZ) zoning provides flexibility in uses and development outcomes (STCA) occupy, invest or develop
- Existing site improvements include a vacant motel and rooming facility, offering significant value-add and redevelopment potential
- Previously permitted site (subject to permit extension) for a mixed-use redevelopment comprising a motel and dwellings within a two-four storey building
- Coburg North is an inner-city suburb, characterised by leafy streets, chic boutiques, hip cafés and restaurants, only 9 km\* from Melbourne's CBD
- The suburb is well serviced by tram and bus routes at your doorstep, making access to the city, Northland Shopping Centre and Sydney Road Shopping Plaza very convenient.
- Notable locations include Village Cinemas, Mercy College, Pentridge Village and Aldi Supermarket

2,787 m<sup>2</sup>

<b>Price</b>	Contact Agent
<b>Property Type</b>	Commercial
<b>Property ID</b>	30
<b>Land Area</b>	2,787 m <sup>2</sup>

### AGENT DETAILS

Guy Naselli - 0413 750 744

### OFFICE DETAILS

NSL Property Group  
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0413 750 744

